



**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

**DEPARTMENT OF INSPECTIONAL SERVICES**  
133 WILLIAM STREET - ROOM 308  
NEW BEDFORD, MA 02740

***New Bedford Comprehensive Zoning  
Code of Ordinances – Chapter-9***

Tacoma St.

PLOT 130-C Lots 259, 260

two family dwelling MUB

**Zoning Board of Appeals**

**Variance required**

Sections:

2700. DIMENSIONAL REGULATIONS

2710. GENERAL.

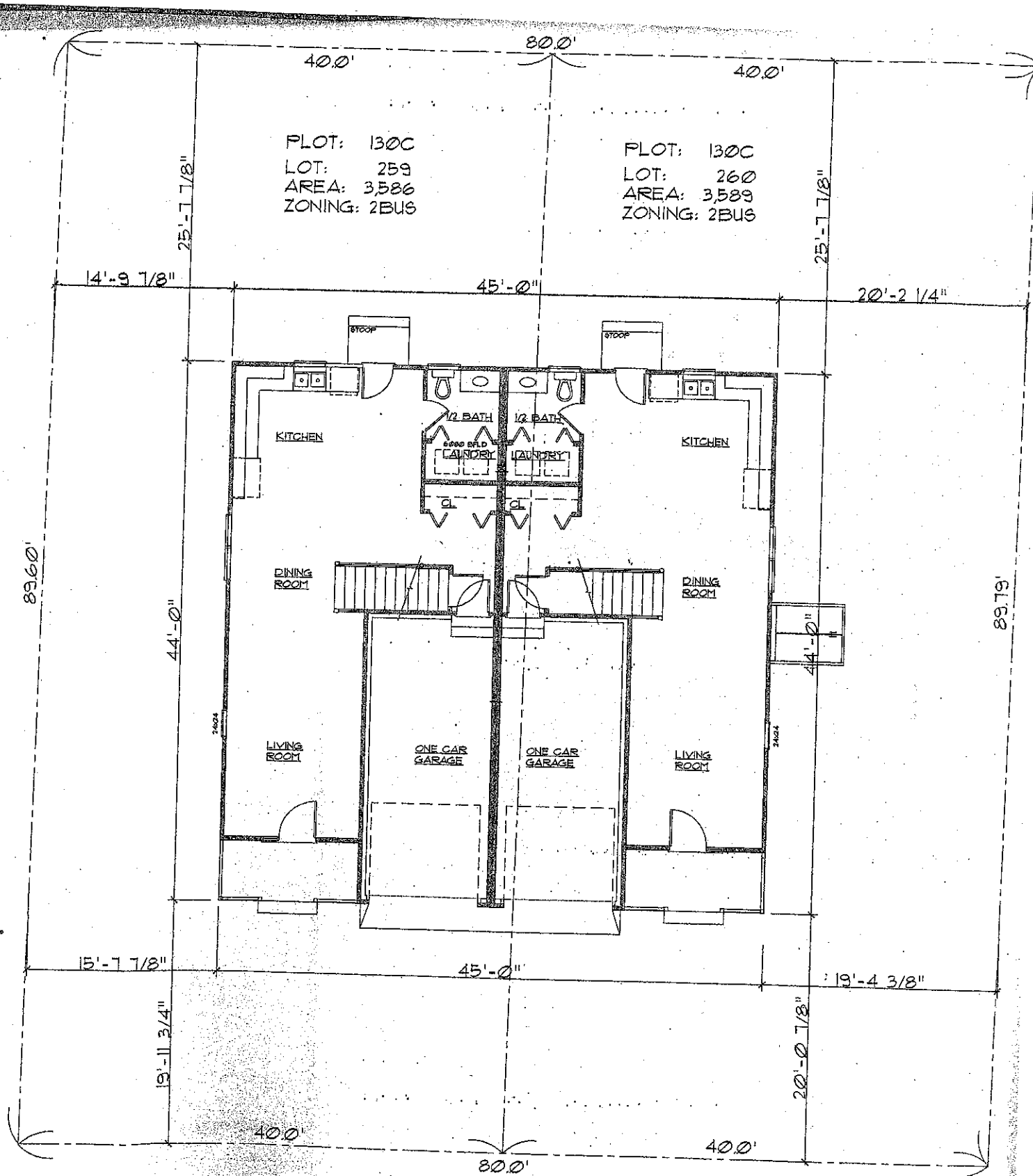
2720. TABLE OF DIMENSIONAL REQUIREMENTS.

2753. REAR YARDS

APPENDIX B – MINIMUM LOT SIZE

- LOT FRONTAGE

- REAR YARD



A SITE PLAN  
 C.I.I. SCALE: 1" = 10'-0"



City of New Bedford, Massachusetts  
 Building Department  
 Application for Plan Examination  
 and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: 2/11/15  
 RECEIVED BY: FEB 11 2015  
 ISSUED BY:

IMPORTANT - COMPLETE ALL ITEMS - MARK BOXES WHERE APPLICABLE - PRINT

Permit No.  
 Completion Date

(AT LOCATION) TACOMA ST. (NO) (STREET)  
 BETWEEN ACUSHNET AVE (CROSS STREET) AND ASHLEY BLVD (CROSS STREET)  
 PLOT F30C LOT 259-260 DISTRICT 2BUS ACCEPTED STREET  
 PLANS FILED.  YES  NO

II. TYPE AND COST OF BUILDING - all applicants complete parts A through D - PRINT

A. TYPE OF IMPROVEMENT

- 1  New Building
- 2  Addition (If residential, enter number of new housing units added, if any, in Part D, 14)
- 3  Alteration (If residential, enter number of new housing units added, if any, in Part D, 14)
- 4  Repair, replacement
- 5  Demolition (If multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
- 6  Moving (relocation) undation only

D.1 PROPOSED USE - For demolition most recent use

Residential

- 13  One family
- 14  Two or more family - Enter number of units
- 15  Transient hotel, motel, or dormitory - Enter number of units
- 16  Garage
- 17  Carport
- 18  Other - Specify

Nonresidential

- 19  Amusement, recreational
- 20  Church, other religious
- 21  Industrial
- 22  Parking garage
- 23  Service station, repair garage
- 24  Hospital, institutional
- 25  Office, bank, professional
- 26  Public utility
- 27  School, library, other educational
- 28  Stores, mercantile
- 29  Tanks, towers
- 30  Funeral homes
- 31  Food establishments
- 32  Other - Specify

B. OWNERSHIP

- 8  Private (individual, corporation, nonprofit institution, etc.)
- 9  Public (Federal, State, or local government)

D.2. Does this building contain asbestos?

- YES  NO If yes complete the following:  
 Name & Address of Asbestos Removal Firm:

Submit copy of notification sent to DEQE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed.

D.3. Non-residential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

C. COST

- (Omit cents)
- 10. Cost of construction .....\$  
 To be installed but not included in the above cost
  - a. Electrical .....
  - b. Plumbing .....
  - c. Heating, air conditioning .....
  - d. Other (elevator, etc.) .....
  - 11. TOTAL VALUE OF CONSTRUCTION .....
  - 12. TOTAL ASSESSED BLDG. VALUE .....

III. SELECTED CHARACTERISTICS OF BUILDING

For new buildings complete part E through I. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through I.

E. PRINCIPAL TYPE OF FRAME

- 33  Masonry (wall bearing)
- 34  Wood frame
- 35  Structural steel
- 36  Reinforced concrete
- 37  Other - Specify

G. TYPE OF SEWAGE DISPOSAL

- 43  Public or private company
- 44  Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45  Public or private company
- 46  Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38  Gas
- 39  Oil
- 40  Electricity
- 41  Coal
- 42  Other - Specify

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?  
 47  YES 48  NO
- Will there be central air conditioning?  
 49  Yes 50  No
- Will there be an elevator?  
 51  Yes 52  No

J. DIMENSIONS

- 53 Number of stories 2
- 54 Height 24
- 55 Total square feet of floor area, all floors based on exterior dimensions 3960 1980
- 56 Building length 24
- 57 Building width 45
- 58 Total sq. ft. of bldg. footprint 1980
- 59 Front lot line width 60
- 60 Rear lot line width 60
- 61 Depth of lot 80
- 62 Total sq. ft. of lot size 8777
- 63 % of lot occupied by bldg. (59+62) 7125
- 64 Distance from lot line (front) 2790
- 65 Distance from lot line (rear) 20'
- 66 Distance from lot line (left) 25'
- 67 Distance from lot line (right) 1913'

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes no  
 If yes, zone : \_\_\_\_\_ and base elevation \_\_\_\_\_

L. WETLANDS PROTECTION

Is location subject to flooding? \_\_\_\_\_  
 Is location part of a known wetland? \_\_\_\_\_  
 Has local conservation commission reviewed this site? \_\_\_\_\_

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
David Fernandes	47 Medeiros Lane, Dartmouth	02747	508-889-2936
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
David Fernandes	47 Medeiros Lane, Dartmouth	02747	508-889-2936
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
David Fernandes	David Fernandes		

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

David Fernandes  
 Applicant's Signature                      Address                      City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

VI. ZONING REVIEW

DISTRICT: \_\_\_\_\_ USE: \_\_\_\_\_

FRONTAGE: \_\_\_\_\_ LOT SIZE: \_\_\_\_\_

SETBACKS: \_\_\_\_\_

FRONT: \_\_\_\_\_ LEFT SIDE: \_\_\_\_\_ RIGHT SIDE: \_\_\_\_\_ REAR: \_\_\_\_\_

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING \_\_\_\_\_

VARIANCE HISTORY \_\_\_\_\_

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, DAVID FERNADES

(licensee/permittee) with a principal place of business/residence at:

47 MEDEIROS LANE, DARTMOUTH

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company \_\_\_\_\_

Policy Number \_\_\_\_\_

I am a sole proprietor and have no one working for me.

I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor \_\_\_\_\_

Insurance Company/policy number \_\_\_\_\_

Name of contractor \_\_\_\_\_

Insurance Company/policy number \_\_\_\_\_

I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this David Fernandes day of \_\_\_\_\_, 20\_\_\_\_

**IX. HOMEOWNER LICENSE EXEMPTION**

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

**DEFINITION OF HOMEOWNER:**

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE David Fernandes

**X. CONSTRUCTION DEBRIS DISPOSAL**

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: ABC - NEW BEDFORD  
(Location of Facility)

Signature of Permit Applicant David Fernandes

Date 1-3-2015

**XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT**

(Residential Use Only) Supplement to Permit Application  
Supplement #3

MGLc, 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: \_\_\_\_\_ Est. Cost \_\_\_\_\_

Address of Work \_\_\_\_\_

Owner Name: \_\_\_\_\_ Date of Permit Application: \_\_\_\_\_

I hereby certify that: Registration is not required for the following reason(s):

Work excluded by law  Job under \$1,000  Building not owner-occupied  Owner obtaining own permit

Other (specify) \_\_\_\_\_

Notice is hereby given that:  
**OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.**

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date \_\_\_\_\_ OR: David Fernandes  
Contractor Signature

Registration No. \_\_\_\_\_

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date \_\_\_\_\_ David Fernandes  
Owner Signature

**XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS**

C. Building Permit Rejected  VARIANCE ZBA

Reason For Rejection:

SEE ATTACHMENTS

Fee

Permit #

Comments and Conditions:

Signed Paul J. Romarovich

Date: \_\_\_\_\_ 20

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner

Location: NS TACOMA ST Parcel ID: 130C 259 Zoning: MUB Fiscal Year: 2015

**Current Owner Information:**  
 FERNANDES DAVID PINA "TRS"  
 FERNANDES ROSA MARTIN "TRS"  
 47 MEDEIROS LANE  
 N DARTMOUTH, MA 02747

**Current Sales Information:**

**Sale Date:**  
 03/10/2010

**Sale Price:**  
 \$100.00

**Legal Reference:**  
 9658-112

**Grantor:**  
 FERNANDES, DAVID PINA

Card No. 1 of 1

This Property contains 0.165 acres of land mainly classified for assessment purposes as Land

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard-Items Value:</b>	<b>Total Value:</b>
0	88900	0	88900

**No  
 Sketch  
 Available**

**NO  
 IMAGE  
 AVAILABLE**



Fiscal Year 2015		Fiscal Year 2014		Fiscal Year 2013	
Tax Rate Res.:	15.73	Tax Rate Res.:	15.16	Tax Rate Res.:	14.33
Tax Rate Com.:	33.56	Tax Rate Com.:	31.08	Tax Rate Com.:	29.54
Property Code:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	88900	Total Land Value:	88900	Total Land Value:	103600
Total Value:	88900	Total Value:	88900	Total Value:	103600
Tax:	\$1,398.40	Tax:	\$1,347.72	Tax:	\$1,484.59

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.

(Ord. of 12-23-03, § 1)

2520. Home Occupations by Special Permit. Businesses or professions incidental to and customarily associated with the principal residential use of premises may be engaged in as an accessory use by the owner of that dwelling upon the issuance of a special permit by the Board of Appeals; provided, however, that all of the following conditions shall be satisfied:

2521. The occupation or profession shall be carried on wholly within the principal building, or within a building or other structure accessory thereto, which has been in existence at least five (5) years, without extension thereof.

2522. Not more than thirty (30) percent of the combined floor area of the residence and any qualified accessory structures shall be used in the home occupation.

2523. Only one home occupation may be conducted on the premises.

2524. The home occupation may serve clients, customers, pupils, salespersons, or the like on the premises, if the Board of Appeals determines that the neighborhood will not be detrimentally affected.

2525. Not more than one person not a member of the household shall be employed on the premises in the home occupation.

2526. An unlighted sign of not more than three (3) square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.

2527. Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than thirty-five (35) percent of lot area.

2528. The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

(Ord. of 12-23-03, § 1)

**State law references:** Existing structures, uses or permits, M.G.L.A. c. 40A, § 6.

## 2600. LOW-LEVEL RADIOACTIVE WASTE.

2610. Low-level Radioactive Waste or Nuclear Waste Facilities. No facility may be located within the City of New Bedford, the primary purpose or principal activity of which is the commercial collection, processing, reprocessing, storage, burial, incineration, disposal or brokerage of radioactive wastes, including but not limited to waste classified as, low-level radioactive waste.

(Ord. of 12-23-03, § 1)

## 2700. DIMENSIONAL REGULATIONS.

2710. General. No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this



Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a plan or described in a duly recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

2720. Table of Dimensional Requirements. See Appendix B.

(Ord. of 12-23-03, § 1)

2730. Dimensional Variation. The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

2740. Vision Clearance on Corner Lots in Residence Districts. On a corner lot no fence, wall or structure more than three and one-half (3 1/2) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

2750. Yards in Residence Districts.

2751. Front Yards. No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be

counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

2752. Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

2753. Rear Yards. There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached private garage or shed may extend to four feet of a rear yard. Unless referenced in this Code, nothing may be placed or constructed in or upon the ground within six (6) feet of a rear lot line. Notwithstanding the previous sentence, a fence may be constructed near or along a rear lot line and vegetation may also be planted within six (6) feet of a rear lot line.

2754. Where a lot is more than one hundred (100) feet deep, one-half ( 1/2) of the additional depth of the lot in excess of one hundred (100) feet shall be added to said rear yard depth; but in no case shall a rear yard depth in excess of forty (40) feet be required. The setbacks referenced in the previous section shall also apply to this Section.

2755. Side Yards. There shall be a side yard on every lot and it shall be at least eight <sup>10</sup>~~(8)~~ feet on one side and twelve (12) feet on the other side. The side yard shall be unobstructed from the line of the street to the rear lot line except that open porches, decks, steps, patios and pools (including any projections therefrom), which are located behind the dwelling within the rear yard, may extend to six (6) feet of a side lot line, driveways may extend to four (4) feet of a side lot line and sheds, which are located behind the dwelling within the rear yard may extend to four (4) feet of a side yard.

(Ord. of 12-23-03, § 1)

2760. Cornices and Belt Courses.

2761. A cornice shall not project more than one-third ( 1/3) of the width of a required open space.

2762. A belt course or other ornamental feature shall not project more than nine (9) inches into a required open space.

(Ord. of 12-23-03, § 1)

2770. Courts.

2771. If any part of a story of a nonresidence building is used for offices, studios or workshops which are not lighted from the street or the rear yard, there shall be a court starting not more than fifty (50) feet from the main exterior walls of that story.

2772. If any part of a story is used for living or sleeping rooms which are not lighted from the street or the rear yard, such court shall be required starting not more than two (2) rooms or thirty-five (35) feet from the main exterior walls of that story.

2773. An inner court shall be at least one-third ( 1/3) as wide as it is high, measured from the sills of the lowest windows served by it to the average level of the tops of the enclosing walls, and shall be at least twice as long as its required width or of an equivalent area, but no court shall be less than ten (10) feet in width.

NEW BEDFORD CODE

PRINCIPAL USE	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
rags or any other discarded material, provided that such business shall be primarily reliant upon a waterfront location										
12. Junkyard or automobile graveyard	N	N	N	N	N	N	N	N	N	N
13. Contractor's yard	N	N	N	N	Y	Y	Y	Y	N	N
14. Low-level radioactive or nuclear waste facility	N	N	N	N	N	N	N	N	N	N
15. Tire recycling & re-treading	N	N	N	N	N	N	N	N	N	N
16. Batch asphalt & concrete plants	N	N	N	N	N	N	N	CC	N	N

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, §§ 2-4)

APPENDIX B  
I) TABLE OF DIMENSIONAL REGULATIONS

Section 2.02 D I S T R I C T S

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two family units	8,000 for uses allowed in RA; 10,000 for two family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence in A; 10,000 for two family units; 15,000 for 3 or more family units	0	0	0	0	0

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
Rear Yard (ft.)	30	30	30	30	30 for uses allowed in residential district; for other uses, 10 for 1-2 story buildings; 20 feet for 3 or more stories	25	25	25	25	10 for 1-2 story buildings; 20 feet for 3 or more stories
Lot Coverage by Buildings (%)	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots for uses allowed in residential district; 0 for other uses	50	50	50	50	50
Article III. Space Green	35%	35%	35%	35%	35% for uses allowed in residential districts; 0 for other uses	20%	20%	20%	20%	20%

(Ord. of 12-23-03, § 1)

APPENDIX C  
TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit Article IV. Two (2) spaces per dwelling unit	One (1) loading space for each multi-family dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
Hotel, motel, bed and breakfast, rooming or boarding or lodging house,	One (1) space per each employee per shift, who does not reside on the premises; one (1)	One (1) loading space for each building containing more than 20

NEW BEDFORD CODE

REQUIREMENT		RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
Density of Dwelling Units per Lot	1 per 10,000 sq.ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N/A	N/A	N/A	N/A
Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for two family	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family	150	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family; 0 for other	0	0	0	0	0	0
Height of Buildings (ft.)	45 ft.; 60 for religious, educational, or institutional buildings	45; 60 for religious, educational, or institutional buildings	60	35; 60 for religious, educational, or institutional buildings	45 for single or two family; 60 for three family, 100 <sup>1</sup> for other allowed uses	25	100 <sup>1</sup>	100 <sup>1</sup>	100 <sup>1</sup>	100 <sup>1</sup>	100 <sup>1</sup>